



To the Honorable Council
City of Norfolk, Virginia

July 19, 2016

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Change of zoning from C-2 (Corridor Commercial) to conditional R-7 (Single-Family) at 3649 Sewells Point Road – TCS Leasing and Building, LLC**

Reviewed:

Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 3/7

Approved:

Marcus D. Jones, City Manager

Item Number:

PH-9

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **5 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Change of zoning from C-2 to conditional R-7.
- IV. **Applicant:** TCS Leasing and Building, LLC
- V. **Description:**
 - The site is located within the Norview Heights neighborhood, at the northwest corner of Sewells Point Road and Hampshire Avenue.
 - This application will allow the construction of one single-family home on a vacant site.
 - Single-family homes are currently located to the south and west of this site.
 - The adjacent property to the north is zoned C-2 and is currently developed with a communication tower.
 - Given that the proposed rezoning will permit the construction of a single family home on a lot wider than 50 feet, the proposed rezoning is consistent with *plaNorfolk2030*.
 - *plaNorfolk2030* calls for future single-family uses to the north of this site, along Sewells Point Road on both sides of the street.
- VI. **Historic Resources Impacts**

The site is not located within a federal, state, or local historic district.
- VII. **Public Schools Impacts**
 - School attendance zones include Sherwood Forest Elementary School (99% utilization), Norview Middle School (79% utilization) and Norview High School (99% utilization).
 - Approximately 1 school aged child could be generated by the proposed development (0.5 school aged children per unit).

- Given the low number of potential students and the existing school capacity, no significant school impacts are anticipated.

Staff point of contact: Chris Whitney at 823-1253, chris.whitney@norfolk.gov

Attachments:

- Staff Report to CPC dated June 23, 2016 with attachments
- Proponents and Opponents
- Ordinance

Planning Commission Public Hearing: June 23, 2016

Executive Secretary: George M. Homewood, FAICP, CFM

Planner: Chris Whitney, CFM

Staff Report	Item No. 8	
Address	3649 Sewells Point Road	
Applicant	TCS Leasing and Building, LLC	
Request	Conditional Change of Zoning	From C-2 (Corridor Commercial) to conditional R-7 (Single-Family)
Property Owner	TCS Leasing and Building, LLC	
Site Characteristics	Site Area	Approx. 7,000 sq. ft.
	Future Land Use Map	Single Family Traditional
	Zoning	C-2
	Neighborhood	Norview Heights
	Character District	Suburban
Surrounding Area	North	C-2: Communication tower
	East	C-2: 7-Eleven
	South	R-7: Duplex, single-family home
	West	R-7: Single-family home



A. Summary of Request

- The site is located within the Norview Heights neighborhood, at the northwest corner of Sewells Point Road and Hampshire Avenue.
- This application will allow the construction of one single-family home on a vacant site.

B. Plan Consistency

- *plaNorfolk2030* identifies this site as single family traditional.
 - The Identifying Land Use Strategies Chapter of *plaNorfolk2030* identifies the single family traditional land use category as a location for single family detached development characterized by houses set back a moderate distance from the street with driveways leading to rear garages on lots of 50 to 70 feet wide and approximately 4,000 to 7,500 square feet.
- Given that the proposed rezoning will permit the construction of a single family home on a lot wider than 50 feet, the proposed rezoning is consistent with *plaNorfolk2030*.
- *plaNorfolk2030* calls for future single-family uses to the north of this site, along Sewells Point Road on both sides of the street.

C. Zoning Analysis

i. General

- The site is within the Norview Heights neighborhood, an area developed with single-family homes and adjacent to the Sewells Point Road commercial corridor.
- The site is currently zoned C-2, and was most recently developed with a single-family home, which was demolished in 2014.
- The applicant is proposing to build a new 2,146 square-foot single-family home.
- The proposed rezoning is appropriate for this area given that the future land use designation calls for a residential use on this property, as opposed to commercial.

ii. Parking

The site is located in the Suburban Character district, which requires two off-street parking spaces per dwelling unit.

iii. Flood Zone

The property is located in the X (Low to Moderate) Flood Zone, which is a low-risk flood zone.

D. Proffered Conditions

- The applicant has voluntarily proffered the following two conditions:
 - The site shall be designed in accordance with the physical survey/conceptual site plan entitled, "Conceptual Plan Pending Proposed Rezoning of Lot 1, Block 12 Norview Heights," prepared by *Hayden Frye and Associates, Inc. Land Surveyors*, dated May 5, 2016, attached hereto as "Exhibit A," subject to any revisions required by the City to be made during the building permit plan review process.
 - The home to be developed on the site shall be the "Sherwood B," model as attached.

- These two proffered conditions apply to a “new residential development” and as such, if offered after July 1, 2016, could potentially be deemed to be “unreasonable proffers” under the 2016 amendments to section 15.2-2303.4 of the Code of Virginia.

E. Transportation Impacts

- Institute of Transportation Engineers figures estimate that the construction of one new single family home on this site will generate 10 additional vehicle trips per day.
- Sewells Point Road adjacent to the site is not identified as a severely congested corridor in either the AM or PM peak hours in the current update to regional Hampton Roads Congestion Management analysis.
- Sewells Point Road adjacent to the site is an identified priority corridor in the City of Norfolk Bicycle and Pedestrian Strategic Plan.

F. Historic Resources Impacts

The site is not located within a federal, state, or local historic district.

G. Public Schools Impacts

- School attendance zones include Sherwood Forest Elementary School (99% utilization), Norview Middle School (79% utilization) and Norview High School (99% utilization).
- Approximately 1 school aged child could be generated by the proposed development (0.5 school aged children per unit).
- Given the low number of potential students and the existing school capacity, no significant school impacts are anticipated.

H. Environmental Impacts

- The new house will comply with all standards set forth in the *Zoning Ordinance*.
- Currently, sidewalks are located along the perimeter of the property.

I. AICUZ Impacts

N/A

J. Surrounding Area/Site Impacts

- Over the past year, there have been no calls for police service at this site.
- Single-family homes are currently located to the south and west of this site.
- The adjacent property to the north is zoned C-2 and is currently developed with a communication tower.
- There are commercial properties to the east across Sewells Point Road, with a 7-Eleven directly across the street.

K. Payment of Taxes

The owner of the property is current on all real estate taxes.

L. Civic League

- Notice was sent to the Norview Civic League on May 11.
- A letter of support was received from the Greenwood/Elmhurst/Norview Heights Civic League on May 17.

M. Communication Outreach/Notification

- Legal notice was posted on the property on May 17.
- Letters were mailed to all property owners within 300 feet of the property on June 9.
- Legal notification was placed in *The Virginian-Pilot* on June 9 and June 16.

N. Recommendation

Staff recommends **approval** of the rezoning request subject to the proffered conditions.

Attachments

Location Map

Future Land Use Map

Zoning Map

Application

Proposed Elevations

Notice to the Norview Civic League

Letter of Support from the Greenwood/Elmhurst/Norview Heights Civic League

Proponents and Opponents

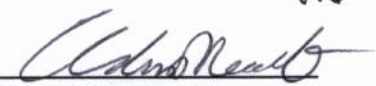
Proponents

Bobby Feinman – Applicant
4873 S. Oliver Drive, Suite 103
Virginia Beach, VA 23455

Opponents

None

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: CW

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 3649 SEWELLS POINT ROAD FROM C-2 (CORRIDOR COMMERCIAL) DISTRICT TO CONDITIONAL R-7 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 3649 Sewells Point Road is hereby rezoned from C-2 (Corridor Commercial) district to R-7 (Single-Family Residential) district. The property which is the subject of this rezoning is more fully described as follows:

Property fronts 72 feet, more or less, along the western line of Sewells Point Road and 142 feet, more or less, along the northern portion of Hampshire Avenue; premises numbered 3649 Sewells Point Road.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The site shall be designed in accordance with the site plan entitled, "Conceptual Plan Pending Proposed Rezoning of Lot 1, Block 12 Norview Heights," prepared by Hayden Frye and Associates, Inc. Land Surveyors, dated May 5, 2016, attached hereto and marked as "Exhibit A," subject to any revisions required by the City to be made during the building permit review process.
- (b) The home developed on the site shall be consistent with the design elevation identified as the "Sherwood B" model, as shown in "Exhibit B" attached hereto.

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- The Council hereby finds that this zoning

amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (1 page)

Exhibit B (1 page)

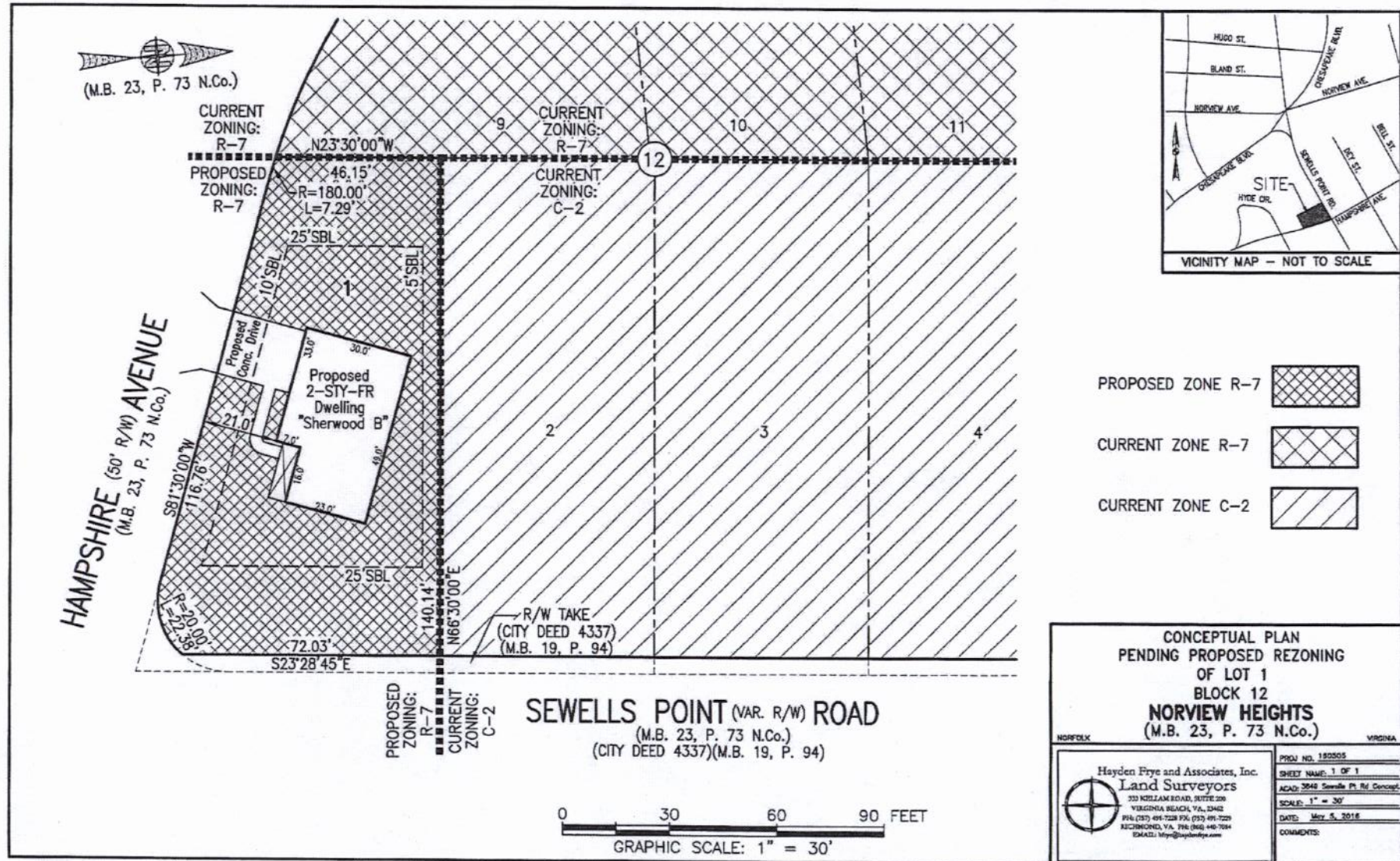


Exhibit B



Location Map



SEWELLS POINT ROAD

TCS LEASING AND BUILDING

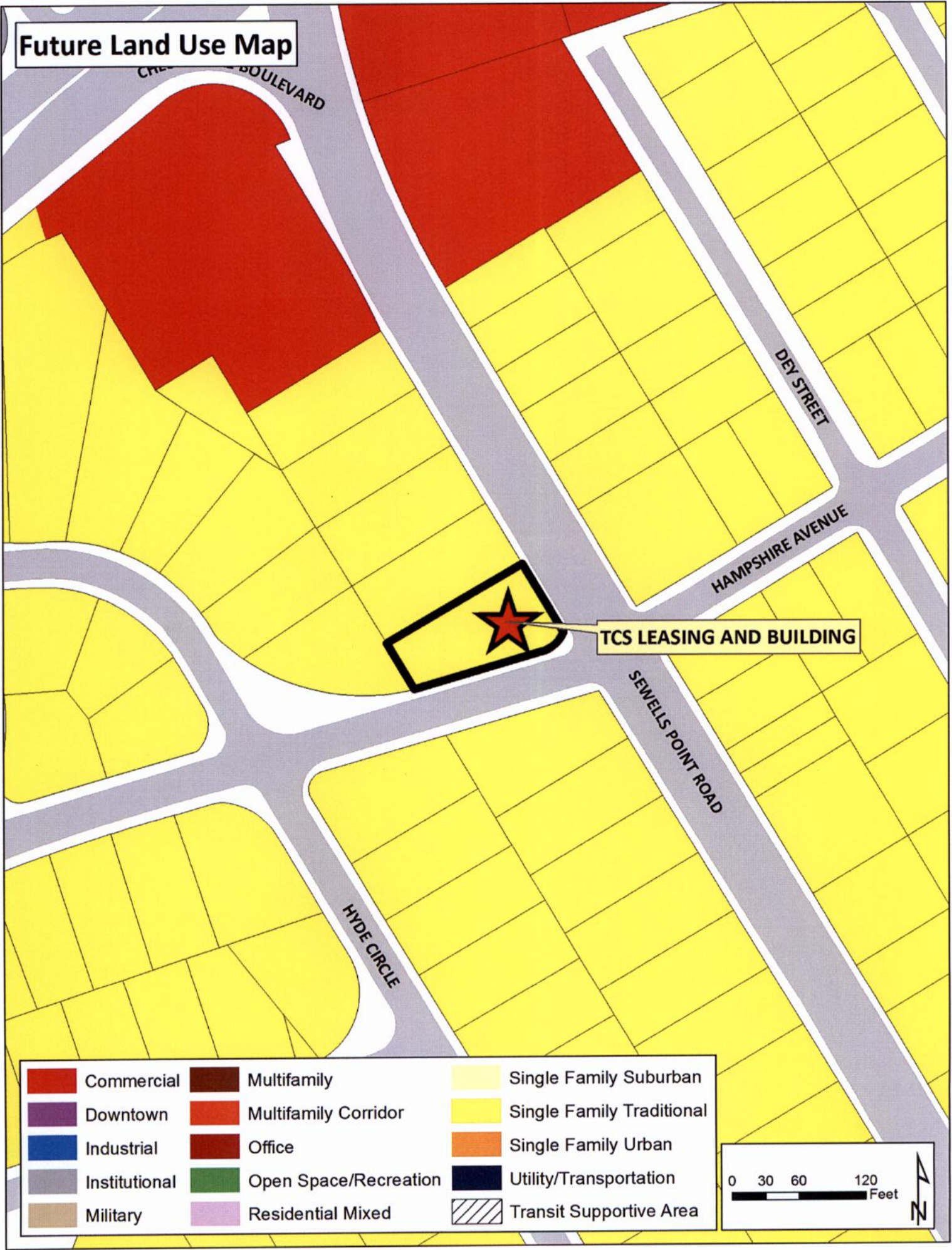
HAMPSHIRE AVENUE

HYDE CIRCLE

0 12.5 25 50 Feet



Future Land Use Map



Zoning Map



**Application
Rezoning
Page 2**

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) Feinman (First) Robert (MI) _____

Mailing address of applicant (Street/P.O. Box): 4873 S. Oliver Drive, Suite 103

(City) Virginia Beach (State) VA (Zip Code) 23455

Daytime telephone number of applicant (75) 241-5678 Fax (75) 333-4788

E-mail address of applicant: bobby@dsfdevelopment.com

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) Sheets (First) Thomas (MI) _____

Mailing address of property owner (Street/P.O. box): 1549 Juniper Street

(City) Norfolk (State) VA (Zip Code) 23502

Daytime telephone number of owner (75) 287-9521 email: tom@tasheetsinc.com

CIVIC LEAGUE INFORMATION

Civic League contact: Jerry Hollobaugh

Date(s) contacted: 5/8/14

Ward/Super Ward information: Ward 3/Mamie Johnson, Ward 7/angelia Williams Graves

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: T. A. Sheets Sign: [Signature] 6 / 1 / 16
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Robert M. Fermin Sign: [Signature] 5 / 6 / 16
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / ____ / ____
(Authorized Agent Signature) (Date)

3649 Sewells Point Road
Proffered Conditions

1. The site shall be designed in accordance with the physical survey/conceptual site plan entitled, "Conceptual Plan Pending Proposed Rezoning of Lot 1, Block 12 Norview Heights," prepared by *Hayden Frye and Associates, Inc. Land Surveyors*, dated May 5, 2016, attached hereto as "Exhibit A."
2. The home to be developed on the site shall be the "Sherwood B," model as attached.

Current Property Owner

Print Name: _____

Sign: _____ Date: _____

Applicant/Authorized Agent

Print Name: _____

Sign: _____ Date: _____

Whitney, Chris

From: Straley, Matthew
Sent: Wednesday, May 11, 2016 11:11 AM
To: 'JanetteWoodruff@gmail.com'; 'NorviewNewsletter@gmail.com'
Cc: Johnson, Mamie; Williams, Angelia M.; Herbst, James; Whitney, Chris
Subject: new Planning Commission application - 3649 Sewells Point Rd
Attachments: TCS Leasing.pdf

Ms. Woodruff,

Attached please find the application for a change of zoning from C-2 (Corridor Commercial) district to conditional R-8 (Single-Family) district at 3649 Sewells Point Road.

The purpose of this request is to allow for the construction of one single-family home.

The item is tentatively scheduled for the June 23, 2016 Planning Commission public hearing.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

Thank you.

Matthew Straley
GIS Technician II


City Planning
810 Union Street, Suite 508
Norfolk, VA 23510
757-664-4769

Connect with us:
www.norfolk.gov



Whitney, Chris

From: Jackie Rochelle <greenwoodcivic1@aol.com>
Sent: Tuesday, May 17, 2016 2:25 PM
To: Straley, Matthew; Whitney, Chris
Cc: Pollock, Susan; Johnson, Mamie; angelia.williams-graves@norfolk.gov
Subject: Re-Zoning of 3649 Sewells Point Road

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mathew

Please be advised that Bobby Feinman, applicant for the re-zoning and building of a proposed home on the property located at 3649 Sewells Point Road appeared at the Greenwood/Elmhurst/Norview Heights (GENH) Civic League last night (May 16) for the purpose of presenting his application and proposed building plan for that property.

After reviewing the proposal, the civic league voted unanimously to SUPPORT the proposed zoning change from C-2 to Conditional R-8. We agree that returning this property to the original residential use represents the best use of this property. Further, GENH has voted unanimously to SUPPORT the establishment of the "Sherwood B" model home included in the application. The civic league agrees that turning the residence to face Hampshire instead of Sewells Point Road would make sense in establishing a home that would be both aesthetically appealing and provide a functional floor plan. Additionally, preserving the yard spaces on each side would compensate for the minimal space in the rear of the home.

If you have any questions, please call me directly at 757-435-2302.

Regards

Jackie Rochelle

GENH Civic League